

ENF Environmental Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>14228</u>
MEPA Analyst:	<u>Nick Zavalas</u>
Phone: 617-626-	<u>1030</u>

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Ron Bouchard's Auto Center Development		
Street: 494 Old Union Turnpike Road		
Municipality: Lancaster	Watershed: Nashua	
Universal Transverse Mercator Coordinates: 19 02 78 114 E 47 10 773 N	Latitude: 42°-31'-10" N Longitude: 71°-42'-04" E	
Estimated commencement date: Fall 2008	Estimated completion: 2011	
Approximate cost: \$12 Million	Status of project design: 95 %complete	
Proponent: Ron Bouchard's Auto Sales		
Street: 300 Lunenburg Street		
Municipality: Fitchburg	State: MA	Zip Code: 01420
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Anthony Cleaves		
Firm/Agency: Whitman & Bingham Assoc.	Street: 510 Mechanic Street	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978.537.5296	Fax: 978.537.1423	E-mail: acleaves@whitmanbingham.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No

Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No

Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
a Single EIR? (see 301 CMR 11.06(8)) Yes No
a Special Review Procedure? (see 301 CMR 11.09) Yes No
a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: Local: Site Plan Approval (Lancaster Planning Board), Order of Conditions (Lancaster Conservation Commission), Variance (Lancaster Zoning Board of Appeals) for multiple signs on a single lot.
Federal: NPDES Permit

RECEIVED

APR 14 2008

MEPA

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input checked="" type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: BRP WS 13 (Site Source) _____ BRP WS 15 (Construct Source) _____ _____ _____ _____ _____
Total site acreage	29.46			
New acres of land altered		15.8±		
Acres of impervious area	0	10.8±	10.8±	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	98,154	98,154	
Number of housing units	0	0	0	
Maximum height (in feet)	0	30	30	
TRANSPORTATION				
Vehicle trips per day	0	3,270	3,270	
Parking spaces	0	371	371	
WASTEWATER				
Gallons/day (GPD) of water use	0	9,867	9,867	
GPD water withdrawal	0	9,867	9,867	
GPD wastewater generation/ treatment	0	9,867	9,867	
Length of water/sewer mains (in miles)	0	N/A	N/A	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes () No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative.

The proposed project is located on the south side of Old Union Turnpike Road in Lancaster, MA. The property consists of a portion of the parcel shown on the Town of Lancaster Assessor's Maps as Map 4 Parcel 12. The subject property contains approximately 29.46± acres. The subject property is currently unimproved. The existing site consists of a large previously disturbed area in the center of the property which is covered with tall grass and the remaining portions of the site are wooded. The property had been used as farm land at one time then was used by Nasoya Tofu. The facilities have since been razed and removed from the site. There are bordering vegetated wetlands located along southern and eastern edges of the project.

Ron Bouchard Auto Sales proposes to construct four buildings, totaling approximately 98,154 sq. ft., for use as an automotive dealership, conducting business in the sale and service of vehicles. The site also contains paved areas for associated parking, display, inventory and access areas.

The project location was chosen to provide convenient access to the site from Route 2 as well as the ability to sustain the size of the development with minimal impact resource areas. An adjacent site was considered but was limited by steep and rolling topography as well as anticipated impacts to wetland resources and streams in order to accommodate the proposed project.

During the initial planning of the project, it was considered to construct fill side slopes along the eastern portion of the site. The fill would extend up to the edge of the existing wetlands and in some locations require wetland filling. Due to the potential impacts to the adjacent resource area, the project was designed with retaining walls instead of fill slopes. Although the use of retaining walls increases the cost of the project, it greatly reduces the impact to the wetlands by not requiring any wetland filling as well as providing a 30-ft buffer of no disturbance along the wetlands in most locations (20-ft minimum). The Lancaster Conservation Commission has approved the project and issued an Order of Conditions with the use of the retaining walls.

The project was originally designed with one access to the site to minimize curb cuts to Old Union Turnpike Road. Through review of the project by the Town of Lancaster Fire Department and Planning Board, an additional site access was provided east of the main entrance. Although the additional access will generate additional vehicle turning movements on Old Union Turnpike Road, the entrance was sited approximately 500-ft from the main access and 300-ft from an abutting driveway which will allow safe turning movements. The addition of the second entrance provides for another means of access to the site for emergency vehicles.

Regardless of the proposed project, the existing intersection of Route 70 and Old Union Turnpike Road has been deemed an intersection needing improvements. The proponent has agreed to contribute \$50,000.00 to the Town of Lancaster, towards the cost of improving the intersection of Route 70 and Old Union Turnpike Road as part of the development of this project.